



**U.S. Army Corps
of Engineers**
Baltimore District
PN-08-74

Public Notice

**In Reply to Application Number
NAB 2007-08639-P04 (I-78/I-81 Logistics Park)**

Comment Period: November 17, 2008 to December 17, 2008

THE PURPOSE OF THIS PUBLIC NOTICE IS TO SOLICIT COMMENTS FROM THE PUBLIC REGARDING THE WORK DESCRIBED BELOW. NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED AT THIS TIME.

This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344) as described below:

APPLICANT: Jeffrey Camp
Lickdale Associates
633 West Germantown Pike, Suite 104
Plymouth Meeting, PA 19462

LOCATION: located at a point northwest of the intersection of State Route 72 and Bordnersville Road in Union Township, Lebanon County, Pennsylvania.

PURPOSE: The applicants stated purpose is to provide a regional distribution center in an area with excellent transportation links, but which is currently under-serviced in terms of suitable warehousing. The strategic location near the intersection of two major interstate routes makes Union Township in Lebanon County, Pennsylvania ideal for distribution centers such as this which rely heavily on road transport. The Pennsylvania Department of Transportation (PennDOT) and the Department of Community and Economic Development (DCED) partnered with Union Township to sponsor the I-81 / PA 72 Transportation and Land Use Study, prepared by Gannett Fleming in May 2003. The study identified the area immediately surrounding the I-78 / I-81 split and the I-81 Exit 90 area as having a preferred future land use of commercial and light industrial. The study further identifies the specific parcels involved in this project as suitable for industrial development and this area has been zoned for industrial use. Among those designated for industrial use, the subject parcels represent the only site of this size remaining near the I-78 / I-81 split with good access to the interstates. Access to the interstates is through the new Loves truck stop on Fisher Avenue and will avoid disruption to local residential and light commercial areas. It is estimated that between 350 and 500 direct jobs will be created by this project.

WORK: To discharge dredged and/or fill material in approximately 1.2 acres of Waters of the United States including wetlands for the purpose of constructing a warehouse facility along with other related site improvements on a 272 acre site, zoned industrial. The warehouse facility will consist of three warehouses ranging from 270,000 square feet to 1,005,000 square feet in size and the construction of Old Forge Road, which will function as a truck bypass for PA 72. Additional work associated with the project includes the installation of infrastructure in the form of electricity, water, sanitary sewer, storm water management facilities, as well as the construction of employee parking and truck parking/unloading areas.

The following work is proposed (See Table 1 for impact calculations for each crossing):

To (1) remove an existing 18.0-inch by 24.0-inch Corrugated Metal Pipe (CMP) from an unnamed tributary to the Swatara Creek; (2) remove an existing 12.0-inch metal culvert from an unnamed tributary to the Swatara Creek; (3) remove an existing 8.0-inch diameter concrete pipe from an unnamed tributary to the Swatara Creek; (4) construct and maintain an 83.0-foot long, 36.0-inch diameter Smooth lined Corrugated

Plastic Pipe (SLCPP) for a road crossing; a 4.0-inch Polyvinyl Chloride Pipe (PVC) sanitary sewer line crossing, a 10.0-inch diameter Ductile Iron Pipe (DIP) water line crossing, and a 6.0-inch diameter PVC electric line utility crossing, in an unnamed tributary to Swatara Creek, at crossing number 1; (5) construct and maintain a 102.0-foot long, 30.0-inch diameter SLCPP culvert in an unnamed tributary to the Swatara Creek at crossing number 3; (6) remove an existing 65.2-foot long, 36.0-inch diameter concrete pipe culvert and to construct and maintain a 0.50-foot depressed, 132.0-foot long, 5.0-foot high by 6.0-foot wide concrete box culvert in an unnamed tributary to the Swatara Creek to relocate the stream, and to construct and maintain a 4.0-inch PVC sanitary sewer line crossing, a 10.0-inch diameter DIP water line crossing, and a 6.0 inch diameter PVC electric line utility crossing under the proposed box culvert at crossing number 8; (7) to construct and maintain a 0.50-foot depressed, 151.0-foot long, 6.0-foot high, by 30-foot wide concrete box culvert, with a 24.0-inch diameter storm sewer pipe, an 8.0-inch sanitary sewer line, a 10.0-inch diameter DIP water line and a 6.0-inch diameter PVC electric line utility crossing installed under the proposed culvert, in an unnamed tributary to the Swatara Creek at crossing number 10; (8) to construct and maintain a 10.0-foot long, 48.0-inch diameter SLCPP utility line crossing over an existing 12.0-inch diameter culvert in unnamed tributary to the Swatara Creek at crossing number 11; (9) to place and maintain fill in 0.20 acres of palustrine emergent wetland (PEM) for the construction of the proposed Old Forge Road at crossing number 4; (10) to construct and maintain a 0.50-foot depressed, 116.0-foot long, 12.0-foot high by 9.0-foot wide concrete box culvert with a 4.0-inch PVC sanitary sewer line, a 10.0-inch diameter DIP waterline and a 6.0-inch diameter PVC electric line utility crossing, installed under the proposed box culvert, in an unnamed tributary to the Swatara Creek, impacting 0.017 acres of palustrine forested scrub/shrub wetlands (PFO/PSS) at crossing number 7; (11) to construct and maintain a 0.50-foot depressed, 85.0-foot long 5.0-foot high by 4.0-foot wide concrete box culvert with a 2.0 inch diameter PVC sanitary sewer pipe, a 4.0 inch PVC sanitary sewer pipe, a 10.0-inch diameter DIP water line, and a 6.0-inch diameter PVC electric line utility crossing installed under the proposed culvert, impacting 85.0 linear feet of an unnamed tributary to the Swatara Creek and 0.16 acres of palustrine emergent/scrub shrub/forested (PFO/PSS/PEM) at crossing number 9; (12) to place and maintain fill in 0.10 acres of palustrine emergent wetland (PEM) (Wetland Number 2) for the purpose of constructing the 1,000,000 square foot warehouse building and an access road at crossing number 12; (13) to place and maintain fill in 0.11 acres of palustrine scrub shrub wetland (PSS) (Wetland Number 8) for the purpose of constructing the 270,000 square foot warehouse building and an access road; (14) to place and maintain fill in 0.61 acres of palustrine emergent/scrub shrub/forested wetland (PEM/PSS/PFO) (Wetlands Numbered 3 and 15) located in and affecting 65.0 linear feet of floodway of an unnamed tributary to the Swatara Creek for the purpose of constructing the 500,000 square foot warehouse buildings and an access road; and (15) to place and maintain fill in 0.02 acres of palustrine emergent wetland (Wetland number 21) for constructing the proposed access road. All the impacts are associated with construction of the proposed three warehouse facilities, including associated access and parking for the industrial park.

The applicant has stated that impacts have been avoided to the greatest extent practicable. Alternatives have been implemented to avoid and minimize impacts to wetlands. Additional minimization measures include 1) the extensive use of retaining walls and revised grading to move disturbed areas further away from wetlands; 2) reduction in the number of trailer parking spaces; 3) relocation of satellite parking areas; 4) relocation/redesign of stormwater structures.

To mitigate for the unavoidable impacts to Waters of the United States, including wetlands, the applicant is proposing to construct approximately 2.0 acres of PEM/PSS/PFO compensatory wetland mitigation on-site. Mitigation for stream impacts will be addressed through stream stabilization measures in the vicinity of the proposed crossings, the removal of three stream culverts, and riparian plantings as identified in the Wetland and Stream Mitigation Report, dated September 2008.

The wetland mitigation area and all remaining wetlands and streams, including a minimum 10-foot wide buffer, will be protected in perpetuity with a legally binding restrictive covenant, as noted in the Wetland and Stream Mitigation Report, dated September 2008.

All work will be completed in accordance with the enclosed plan(s). If you have any questions concerning this matter, please contact Patricia Strong at (410) 962-1847, or at pat.strong@usace.army.mil.

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonable may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economic, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the District Engineer, U.S. Army Corps of Engineers, Baltimore District, P.O. Box 1715, Baltimore, Maryland 21203-1715, with the comment period specified above.

The applicant is required to obtain a water quality certification in accordance with Section 404 of the Clean Water Act from the Pennsylvania Department of Environmental Protection through the issuance of a Section 105 permit or through direct application to the Regional Office in the area of the proposed project. The Section 404 certifying agency has a statutory limit of one year in which to make its decision.

The applicant must obtain any State or local government permits which may be required.

A preliminary review of this application indicates that the proposed work will not affect Federal listed threatened or endangered species or their critical habitat, pursuant to Section 7 of the Endangered Species Act, as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

Review of the latest published version of the National Register of Historic Places indicates that no registered properties listed as eligible for inclusion, therein, are located at the site of the proposed work. Currently unknown archeological, scientific, prehistoric, or historical data may be lost or destroyed by the work to be accomplished under the request permit.

The evaluation of the impact of this project on the public interest will include applications of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 of the Clean Water Act. Any person who has an interest which may be adversely affected by the issuance of this permit may request a public hearing. The request, which must be in writing, must be received by the District Engineer, U.S. Army Corps of Engineers, Baltimore District, P.O. Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified above to receive consideration. Also it must clearly set forth the interest which may be adversely affected by this activity and the manner in which the interest may be adversely affected.

It is requested that you communicate this information concerning the proposed work to any persons known by you to be interested and not being known to this office, who did not receive a copy of this notice.

FOR THE DISTRICT ENGINEER:

A handwritten signature in black ink, appearing to read "Wade B. Chandler". The signature is fluid and cursive, with a long horizontal stroke at the end.

Wade B. Chandler
Acting Chief, Pennsylvania Section

Enclosures